Northern Area Plan Update

Meeting Agenda

- **Welcome! Please sign in.**
- Introductions
- Project Overview
- Myths and Misconceptions
- Planning in Chesterfield County
- The Next Steps
- End by 9 p.m.

Introductions

- Elected and Appointed Officials
- Planning Department Management
- The Project Team

Barbara Fassett -- Planning Administrator

Kuzhal (“Curel”) Sundar -- Planner

Carl Schlaudt – Principal Planner

Project Overview

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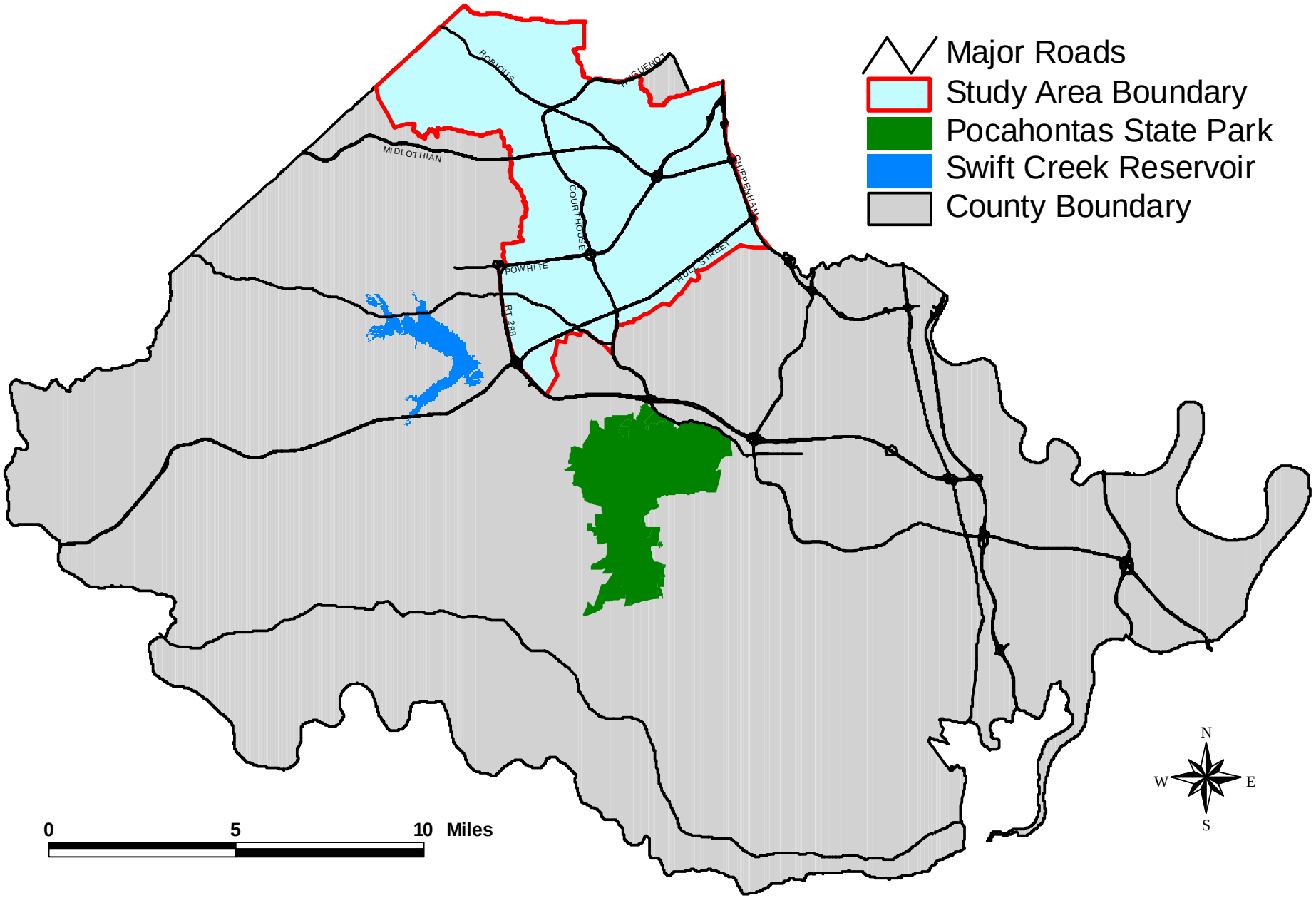
- Project Study Area
- Reasons For This Project
- Tentative Project Schedule

Northern Area Plan Update: Study Area



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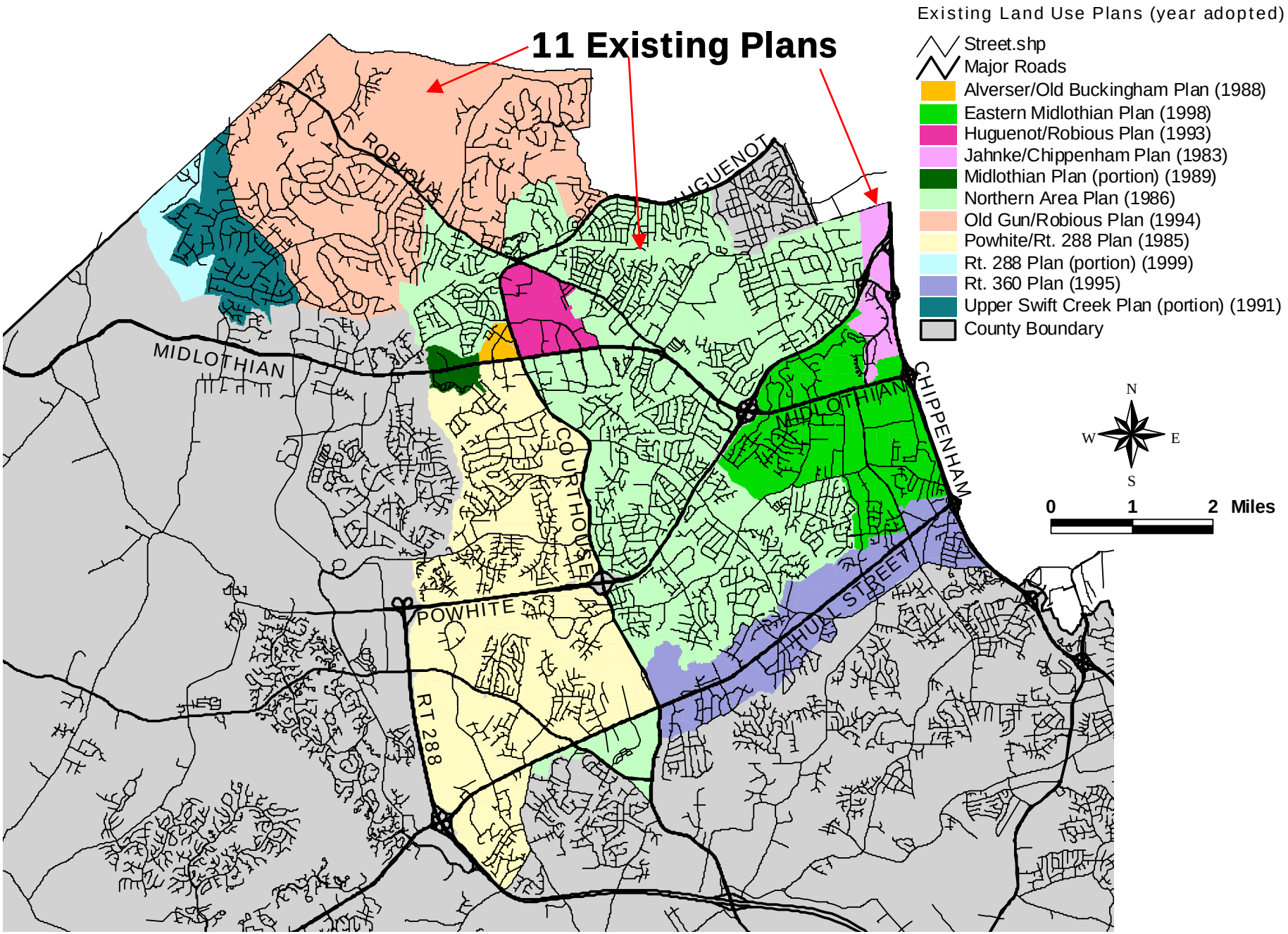

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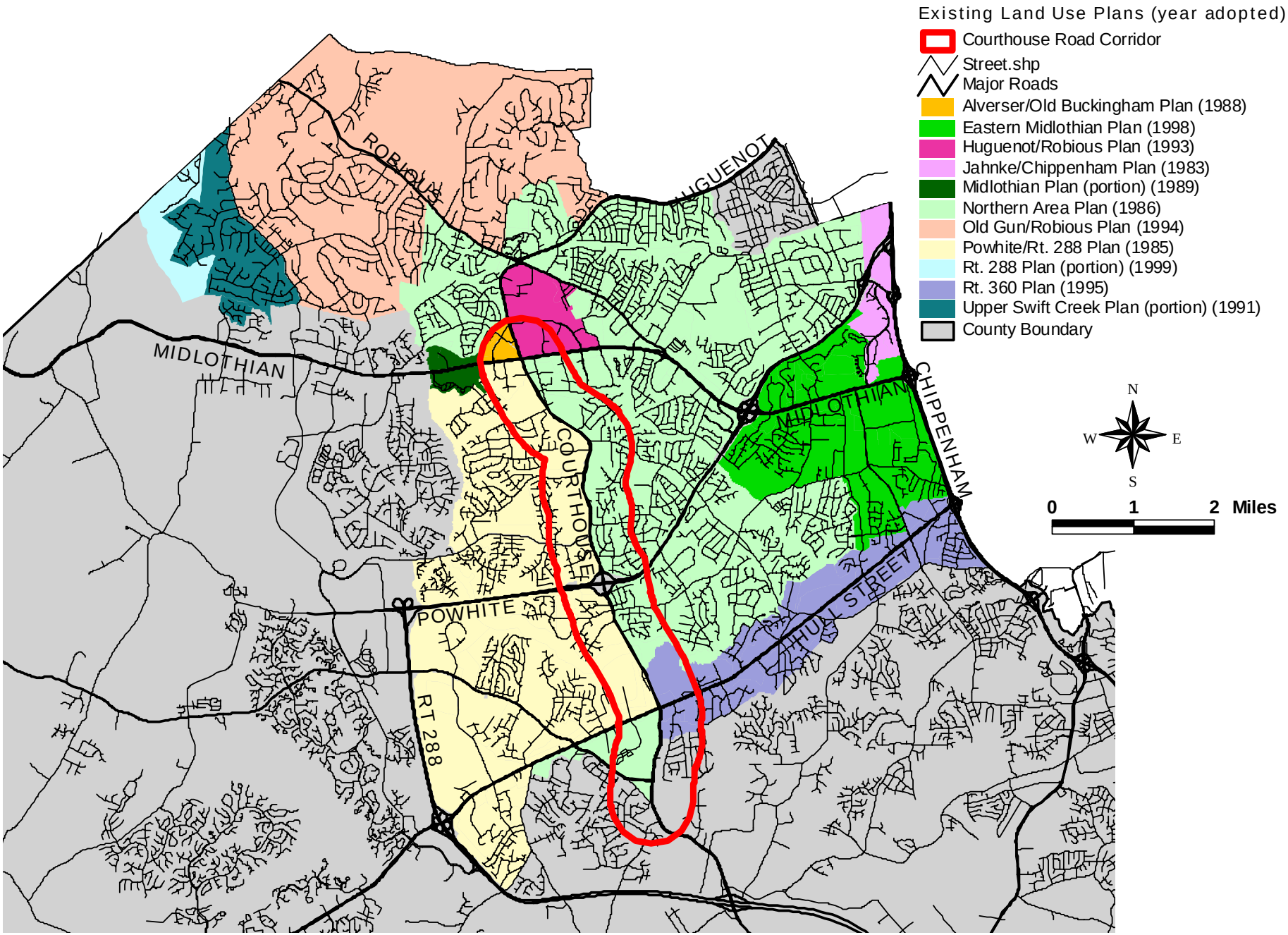

Project Overview
Reasons For the Project

- Age of Existing Plans:
  - Average plan is 13 years old (1991)
  - Significant ownership changes (71%)
- Existing Plans have problems
- Issues in the area have changed
- Need to address future challenges:
  - 13,000 more residents in next 20 years
  - 10 square miles of vacant land

Tentative Project Schedule

Timeframe	Courthouse Road Corridor	Entire Plan Area
March 25	Project Overview / Education Phase	
Spring 2004	Citizen Input	
Fall 2004	Draft Recommendations	Citizen Input Draft Recommendations
Spring 2005	Planning Commission and Board of Supervisors Review / Public Hearings	

Myths and Misconceptions

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Myth and Misconception #1
“This project is really about the commercialization of Courthouse Road”

The Reality

The final plan will recommend an appropriate range and balance of future land uses for the northeast part of the county

Myth and Misconception #2

“The Plan will rezone

my property”

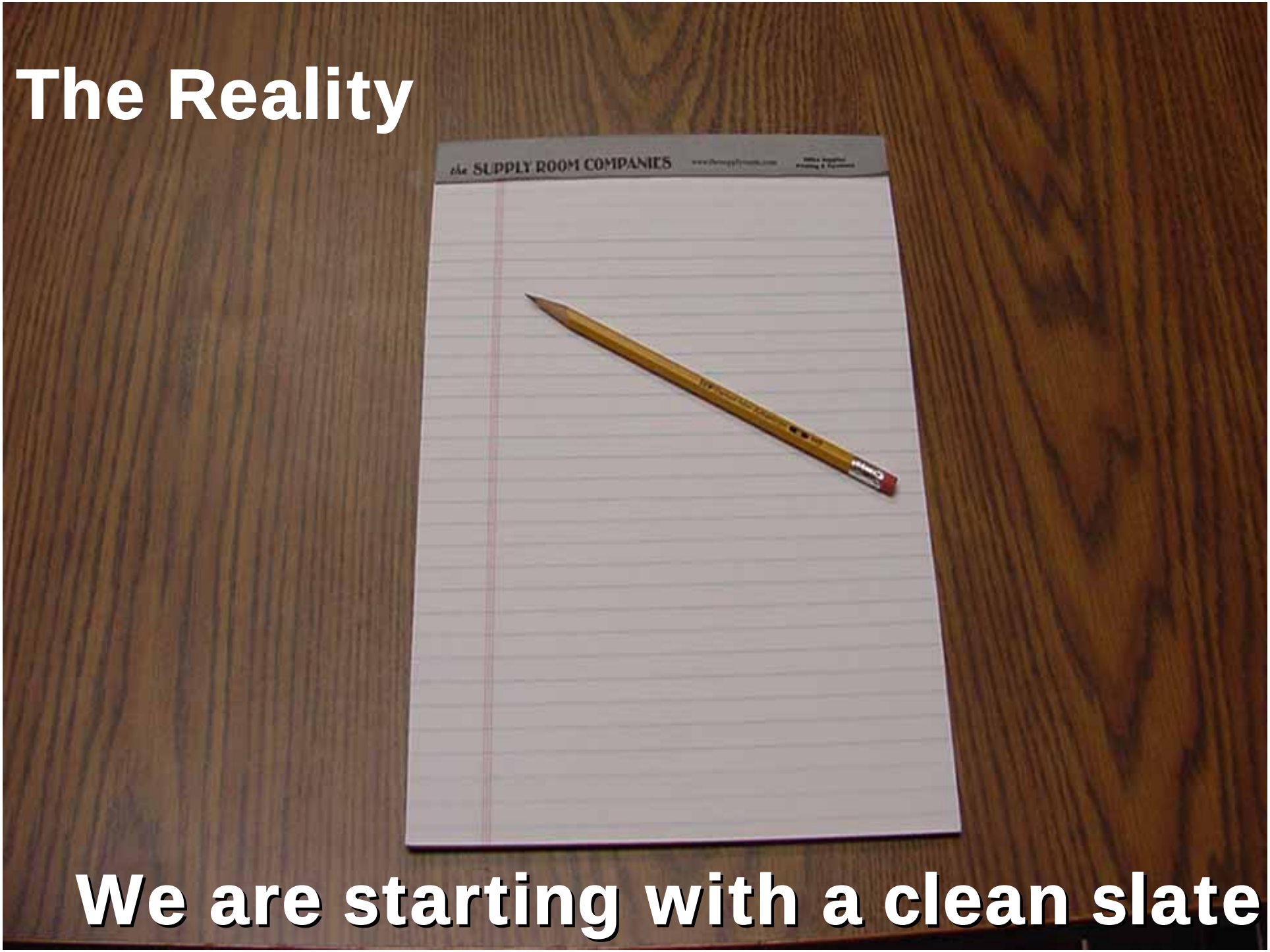
The Reality

The final plan will not rezone any property – it is only a plan. Rezoning is a separate process.

Myth and Misconception #3

“The County already has a draft plan”

The Reality



We are starting with a clean slate

Myth and Misconception #4

“Citizen participation doesn’t matter”

The Reality

Citizen participation is vital for every step of the planning process:

- Plan creation
- Plan adoption
- Plan implementation